

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL
OF THE CITY OF ROWLETT, TEXAS**

NOTICE is hereby given that the City Council of the City of Rowlett, Texas will hold a public hearing at 7:30 p.m. on the 2nd day of February, 2016, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such time and place, Council will hear testimony and take appropriate action on a request for a rezoning from Rural Neighborhood and Urban Neighborhood to the New Neighborhood Form Based Zoning District for the purposes of building a pedestrian-oriented, single family neighborhood. In addition, the applicant is requesting 3 Major Warrants to allow for an increase in the maximum lot width of Type 2 and 3 (Cottage) lots from 49 feet to 50 feet and to allow for an increase in the minimum and maximum range for Cottage lots (to 2200-3500 sf) and Estate lots (to 2500-4000 sf).

The subject property is located in the North Shore South District as identified in the Realize Rowlett 2020 Comprehensive Plan. The subject property is located at 3200 and 3600 Hickox Road, further described as 61.96 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.

All interested citizens of the City are invited to attend this public hearing and participate in same. Any written response must be received by the Planning Division by 5 pm on Wednesday, January 20th, 2016, to be included in the City Council packet. Responses received after January 20th shall not be counted in the record of response. The protest shall object to the rezoning or Major Warrant(s), contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

Additional information may be obtained in the Department of Development Services/Planning Division located at 3901 Main Street or by contacting Staff at (972) 463 3904.



City Secretary
City of Rowlett, Texas

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, WAS POSTED ON OR BEFORE THE 22nd DAY OF JANUARY, 2016 PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.